

"THREE FOURTHS (3/4) OF THE CO-OWNERS" MEANS 75% OR MORE, OF THE VOTES COMPUTED IN ACCORDANCE WITH PERCENTAGES AS ESTABLISHED BY § 11-105 OF THIS TITLE;

(I) "MASTER DEED" OR "MASTER LEASE" MEANS THE DEED OR LEASE RECORDING THE PROPERTY OF THE HORIZONTAL PROPERTY REGIME;

(J) "PLAT OF CONDOMINIUM SUBDIVISION" MEANS A PLAT OF THE ENTIRE PROPERTY DESCRIBED IN THE MASTER DEED AS SUCH PLAT IS PREPARED BY A SURVEYOR OR REGISTERED ENGINEER DULY QUALIFIED TO CERTIFY PLATS FOR THE SUBDIVISION OF LAND IN THE STATE OF MARYLAND, AND THE AFFECTED POLITICAL SUBDIVISION THEREOF;

(K) "PERSON" MEANS A NATURAL INDIVIDUAL, CORPORATION, TRUSTEE, OR OTHER LEGAL ENTITY OR ANY COMBINATION THEREOF;

(L) "DEVELOPER" MEANS A PERSON WHO UNDERTAKES TO DEVELOP A REAL ESTATE CONDOMINIUM PROJECT;

(M) "PROPERTY" MEANS AND INCLUDES THE LAND, WHETHER LEASEHOLD OR IN FEE SIMPLE, THE BUILDING OR BUILDINGS, ALL IMPROVEMENTS AND STRUCTURES THEREON, AND ALL EASEMENTS, RIGHTS AND APPURTENANCES THEREUNTO BELONGING;

(N) "TO RECORD" MEANS TO RECORD PURSUANT TO THE LAWS OF THIS STATE AND THE AFFECTED POLITICAL SUBDIVISION RELATING TO THE RECORDING OF DEEDS AND PLATS;

(O) "COMMON EXPENSES" MEANS AND INCLUDES:

(1) ALL SUMS ASSESSED AGAINST THE UNIT OWNERS BY THE COUNCIL OF CO-OWNERS PURSUANT TO § 11-116 OF THIS TITLE;

(2) EXPENSES OF ADMINISTRATION, MAINTENANCE, REPAIR OR REPLACEMENT OF THE COMMON AREAS AND FACILITIES, INCLUDING REPAIR AND REPLACEMENT FUNDS AS MAY BE ESTABLISHED;

(3) EXPENSES AGREED UPON AS COMMON EXPENSES BY THE COUNCIL OF CO-OWNERS;

(4) EXPENSES DECLARED COMMON EXPENSES BY THE PROVISIONS OF THIS TITLE OR BY THE BYLAWS.

(P) "COMMON PROFITS" MEANS THE BALANCE OF ALL INCOME, RENTS, PROFITS AND REVENUE FROM THE COMMON AREAS AND FACILITIES REMAINING AFTER DEDUCTION OF THE COMMON EXPENSES.